

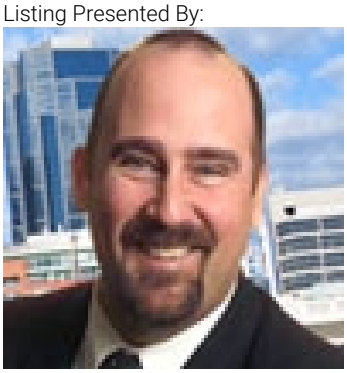
218 19 Avenue Calgary Alberta

$1,945,000

Set on a quiet, tree-lined non-through street beside Circus Park, this exceptional 5-bed, 4 full bath + 2 half bath BRAND NEW DETACHED HOME offers a refined take on inner-city luxury living. Blending timeless architecture with modern sophistication, this home is nestled in one of NW Calgary's most sought-after enclaves, surrounded by mature trees, boutique cafes, and vibrant community amenities. Moments from Confederation Park, Mount Pleasant Outdoor Pool, and premier routes like 16th Ave and Centre Street, the location offers seamless access to downtown while preserving a sense of tranquillity. Top-rated schools, including King George, Balmoral, and Crescent Heights, along with proximity to SAIT and the University of Calgary, further elevate its appeal.Inside, a bright, thoughtfully designed layout welcomes you with a private foyer that sets an elegant tone. A dedicated home office with glass French doors and custom panelled feature wall creates a polished workspace, complemented by a chic powder room. The main level is designed for both everyday living and upscale entertaining. At its heart, a designer kitchen showcases an OVERSIZED QUARTZ ISLAND, full-height cabinetry, and a premium appliance package. A fully equipped WALK-THROUGH PREP KITCHEN & PANTRY - with additional sink, fridge, and microwave - adds both functionality and luxury, seamlessly connecting to a well-appointed mudroom. The dining area is ideal for hosting, enhanced by modern wall detailing, while the expansive great room features a sleek GAS FIREPLACE and large sliding doors opening to the private backyard.Upstairs, a versatile loft with tray ceiling offers a sophisticated secondary living space. The primary retreat is a true sanctuary, complete with an OVERSIZED WALK-IN CLOSET and SPA-INSPIRED ENSUITE featuring a DOUBLE VANITY, glass shower, and deep soaker tub. Two additional bedrooms each incl...

Primary Bedroom 14.83 Ft x 16.75 Ft
Family room 15.00 Ft x 17.50 Ft
Other 13.08 Ft x 8.58 Ft
4pc Bathroom 4.92 Ft x 8.42 Ft
Bedroom 11.25 Ft x 12.83 Ft
5pc Bathroom 9.00 Ft x 7.92 Ft
Recreational, Games room 11.33 Ft x 15.42 Ft
Bedroom 11.33 Ft x 11.25 Ft
Bedroom 13.50 Ft x 11.83 Ft
Living room 16.75 Ft x 15.75 Ft

Listing Presented By:



Originally Listed by:
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Bedroom 12.83 Ft x 13.25 Ft

Laundry room 7.58 Ft x 6.17 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

5pc Bathroom 12.92 Ft x 11.42 Ft

Laundry room 7.58 Ft x 6.17 Ft

Other 5.83 Ft x 19.08 Ft

Kitchen 11.17 Ft x 14.83 Ft

Dining room 10.92 Ft x 12.50 Ft

2pc Bathroom 5.83 Ft x 5.42 Ft